



**EARLES**  
TRUSTED SINCE 1935



**Stonecroft  
Stratford Road  
Temple Grafton  
Alcester  
B50 4LT**

**Offers In Excess Of £525,000**

Address: 21 High Street, Alcester, Warwickshire, B49 5AE - Email: [info@earlesgroup.co.uk](mailto:info@earlesgroup.co.uk) - Telephone: 01789 330 915

An excellent opportunity to purchase a heavily extended and much improved three double bedroom family home. Located in Cranhill, parish of Temple Grafton this property provides the perfect blend of rural living with ease of access to local amenities to include lovely country public houses such as the Golden Cross.

The accommodation is arranged over two floors and briefly comprises of; reception hall, impressive kitchen/dining/family room, utility room, WC and living. To the first floor are three excellent sized double bedrooms, en-suite shower room, three piece family bathroom and a large landing which has the potential to be a fourth bedroom. Outside to the rear is a generously sized garden, being mainly laid to lawn with a patio area, large shed and home office all with glorious countryside views. There is a driveway to the front and side of the house providing parking for several vehicles.

Being offered for sale with no upward chain.

A timber glazed door invites you into the

#### **Entrance Hall**

6'6" x 4'7" (2m x 1.4m)

Having wood effect Amtico flooring, open archway leading to kitchen/dining room and doors leading to;

#### **Utility Room**

9'10" x 6'10" (3m x 2.1m)

Having wood effect Amtico flooring, a range of base units with a stainless steel sink inset with mixer tap and plumbing for a washing machine. A wall mounted Worcester Bosch combination boiler and extractor fan.

#### **WC**

4'7" x 2'7" (1.4m x 0.8m)

Having wood effect Amtico flooring, a WC and hand basin with vanity unit below and an extractor fan.

#### **Kitchen/Dining Family Room**

25'4" x 14'9" (7.74m x 4.5m)

Having wood effect Amtico flooring, two wall mounted radiators and a range of wall and base units with Corian worktops over and splash backs. Integral appliances to include; a double Neff oven, fridge freezer, dishwasher, AEG induction hob with built in extractor and a Belfast sink with mixer tap over. Three panel bi-fold doors leading to the rear garden.

#### **Living Room**

20'3" x 12'4" (6.19m x 3.77m)

Having an Inglenook fireplace with a log burning stove inset. Many exposed ceiling timbers, staircase rising to the first floor and two windows to the front elevation.

#### **Bedroom One**

14'5" x 11'5" (max) (4.4m x 3.48m (max))

Generously sized master bedroom, having a window to the rear elevation with open countryside views and a Velux window, allowing natural light to flood through.

#### **En-suite Shower Room**

Having a Velux window, a double shower cubicle, WC and hand basin with vanity unit below.

#### **Bedroom Two**

10'3" x 14'9" (3.13m x 4.5m)

Another generously sized double bedroom, having windows to the rear and side elevation and a Velux window - all allowing natural light to flood through.

#### **Bedroom Three**

12'3" x 10'2" (3.75m x 3.11m)

A generously sized double third bedroom, having four small picture windows.

#### **Family Bathroom**

9'2" x 7'2" (2.81m x 2.2m)

Having a WC, hand basin with vanity unit below, bath with shower over, a wall mounted towel rail, with ceramic tiles around the bath

#### **Landing**

12'5" x 12'1" (3.79m x 3.7m)

A generously sized landing which has a multitude of uses, it could potentially be used as an office. Partitioned off to create a further bedroom and so on. Having exposed ceiling timbers, a window to the front elevation.

#### **Outside**

A generously sized rear garden, being mainly laid to lawn with a large patio area and many mature shrubs including a selection of fruit trees. At the rear of the garden is a pathway leading to a;

#### **Timber Constructed Home Office**

14'1" x 9'2" (4.3m x 2.8m)

Having a pair of UPVC patio doors, two UPVC windows overlooking open countryside views and three large double glazed windows allowing natural light to flood through. Power and lighting.

On the Eastern boundary there is a;

#### **Large Shed**

19'0" x 10'2" (5.8m x 3.1m)

Having double doors on the front, single door to the rear and fronting onto a parking area which provides parking for two vehicles with solid timber gates and additional parking for a further two vehicles.

#### **Additional Information**

Broadband:

Superfast broadband speed is available in the area, with predicted highest available download speed 80 Mbps and highest available upload speed 20 Mbps. For more information visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-on-Avon District Council - Band D

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Services:

Mains electricity and water are connected to the property. The heating is gas fired from an LPG tank which is located on the Eastern boundary. Drainage is to a septic tank shared with two neighbouring properties.

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

Viewing:

Strictly by prior appointment with Earles (01789 330 915/01564 794 343).

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**Ground Floor**  
Approx. 72.7 sq. metres (782.1 sq. feet)



**First Floor**  
Approx. 67.7 sq. metres (728.5 sq. feet)



Total area: approx. 140.3 sq. metres (1510.7 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	43	56

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

